SCOTTSDALE **REALTORS®**

MARCH

2025 MARKET REPORT

MARICOPA COUNTY

Maricopa County, Arizona

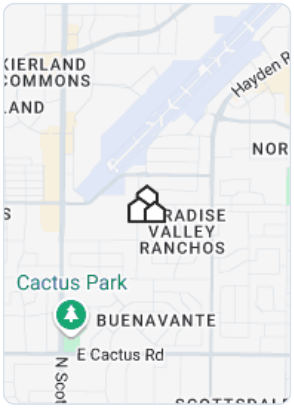
Market Trends

Property Type: SF + Condo/TH/Apt

March 2025

Market Type

Seller's Market | Balanced Market | **Buyer's Market**



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
6.61	98.1%	51	$494,990
↑ 3.77% MoM	↓ 0.07% MoM	↓ 7.27% MoM	↓ 0% MoM

Realtors Property Resource®, LLC

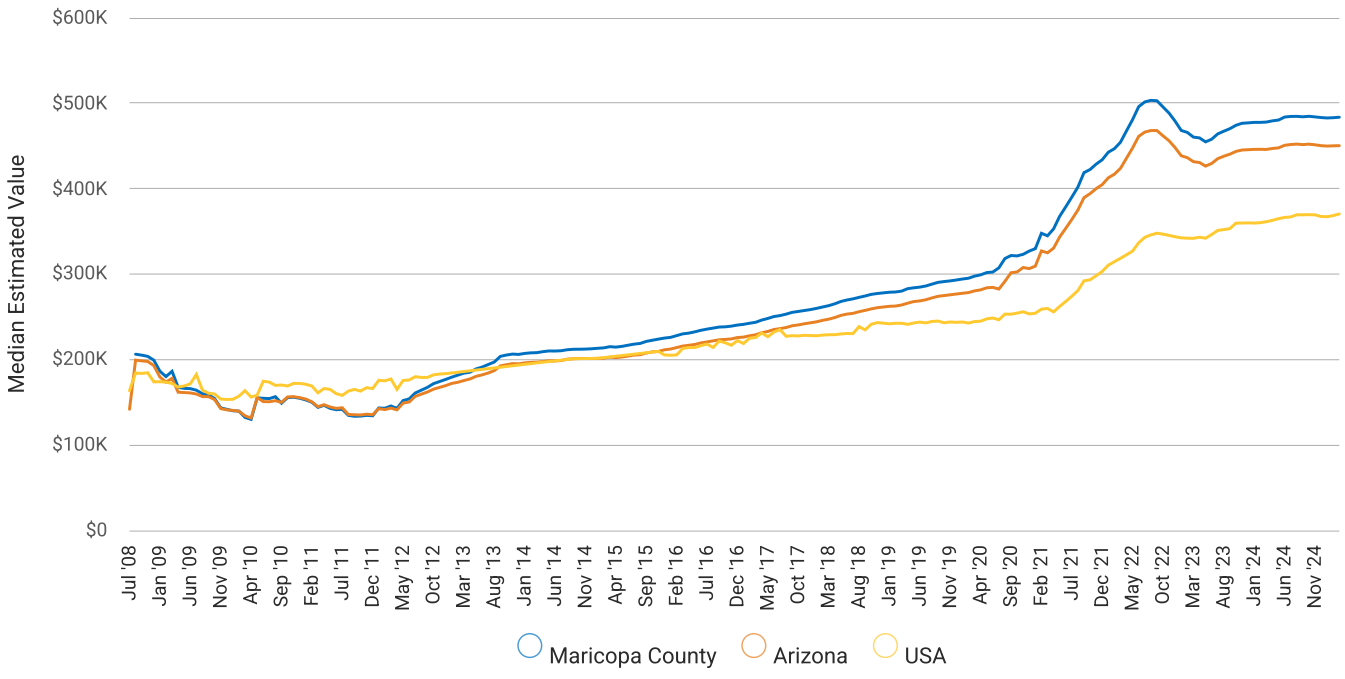
Source: Listings

Median Estimated Property Value

March 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$483,590	+0.1%	+1.2%



Realtors Property Resource®, LLC

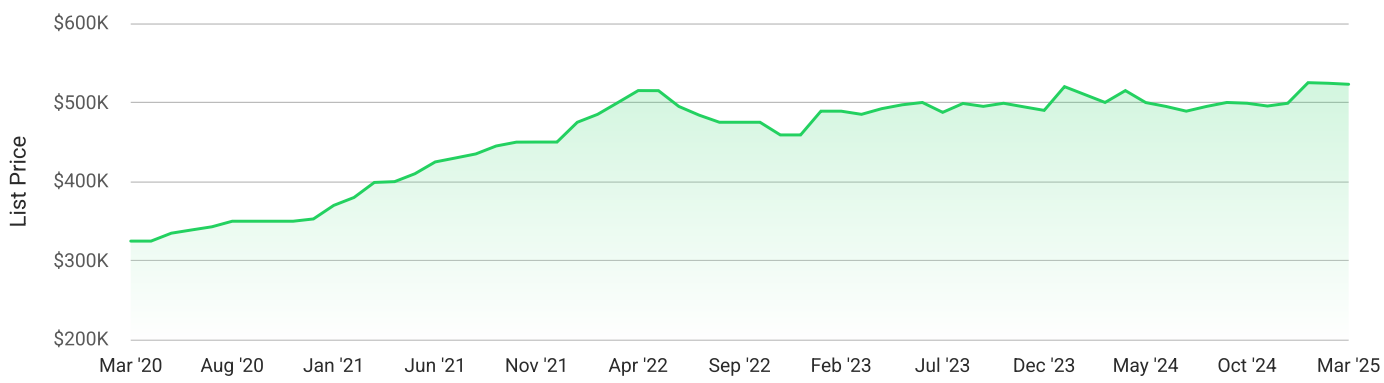
Source: Public Records and Listings

New Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$522,968	8,276	$283	$6,172,544,364	1,905
↓ 0.2% MoM	↑ 2.2% MoM	↓ 0.7% MoM	↓ 1.4% MoM	↑ 0.1% MoM



Realtors Property Resource®, LLC

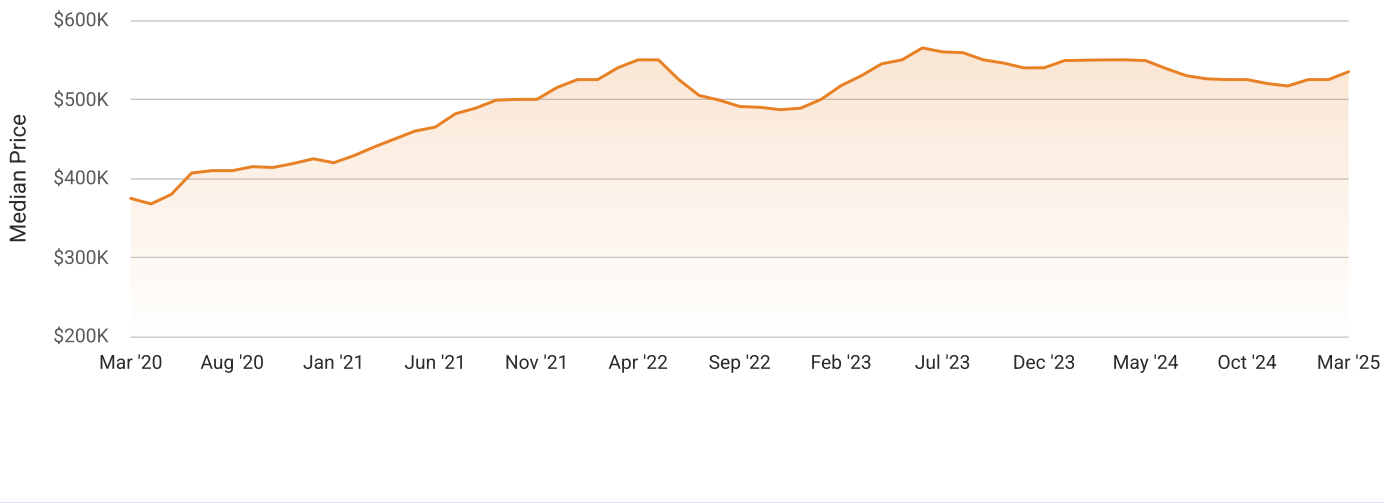
Source: Listings

Active Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$535,000	21,992	52	$284	$19,457,669,876	1,968
↑ 1.9% MoM	↑ 3.8% MoM	↑ 13% MoM	↑ 0.7% MoM	↑ 4.7% MoM	↑ 0.8% MoM



Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$475,000	4,093	43	$270	$2,699,040,705	1,849
↓ 5% MoM	↑ 14.9% MoM	↑ 4.9% MoM	↓ 3.2% MoM	↑ 7.6% MoM	↓ 1.6% MoM

Realtors Property Resource®, LLC

Source: Listings

Pending Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$490,000	3,766	42	$270	$2,639,946,757	1,898
↓ 4.9% MoM	↑ 5.5% MoM	↑ 7.7% MoM	↓ 2.9% MoM	↓ 1.6% MoM	↓ 1.3% MoM

Realtors Property Resource®, LLC

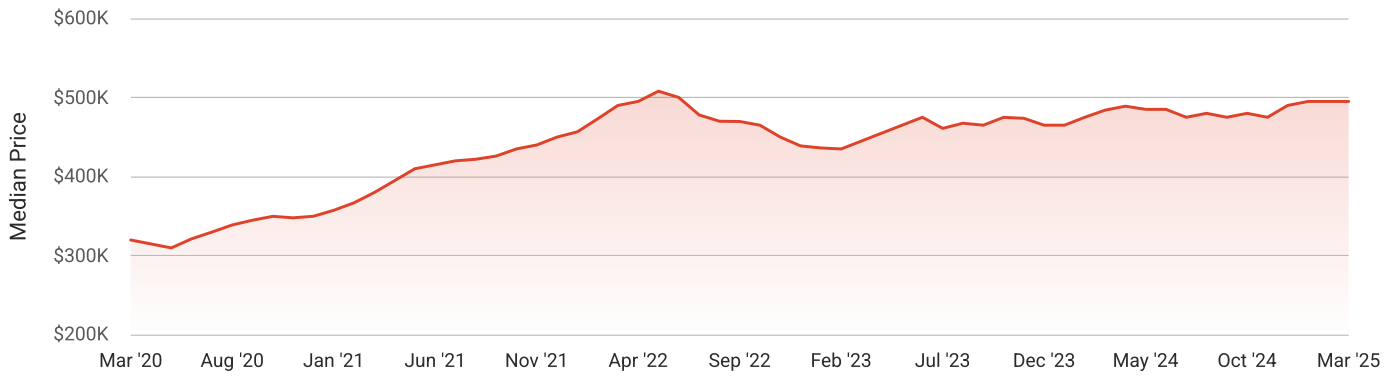
Source: Listings

Sold Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$494,990	5,261	98.1%	51	$274	$3,638,012,671
↓ 0% MoM	↑ 15.6% MoM	↓ 0.1% MoM	↓ 7.3% MoM	↓ 1.4% MoM	↑ 16.5% MoM



Realtors Property Resource®, LLC

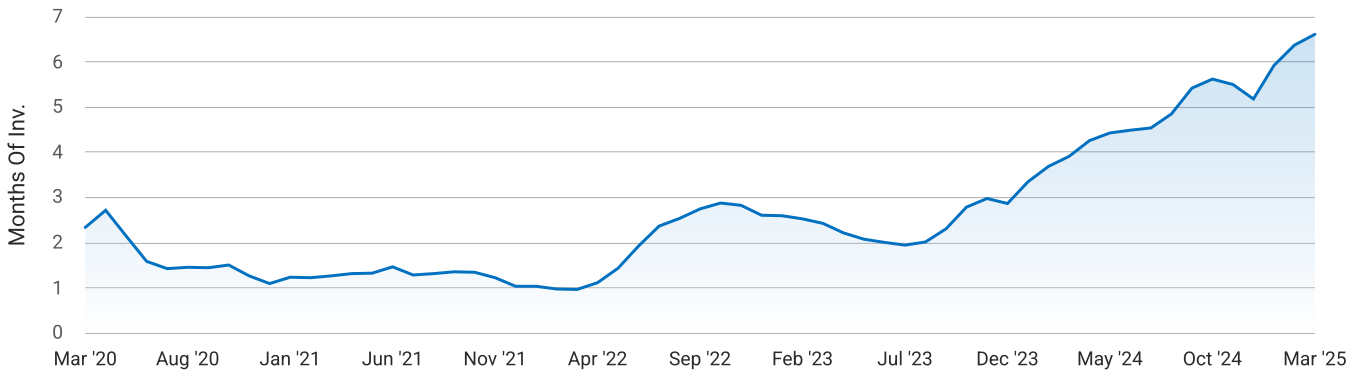
Source: Listings

Months Supply of Inventory

March 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
6.61	+3.8%	+69.1%



Realtors Property Resource®, LLC

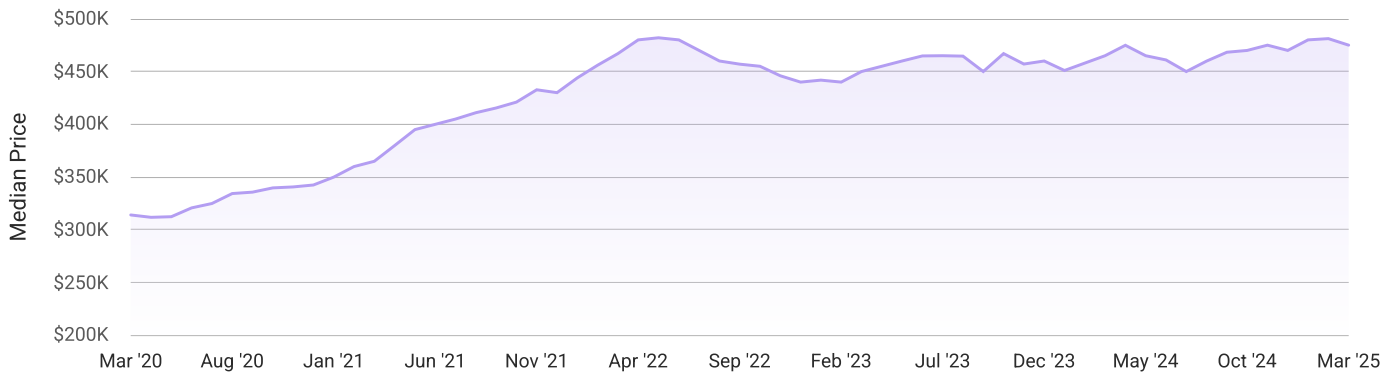
Source: Listings

Sold Public Records

March 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Median $/Sqft	Median Living Area Sqft	Total $ Volume
$475,000	3,701	$273	1,784	$2,457,024,351
↓ 1.3% MoM	↓ 36.5% MoM	↓ 0.4% MoM	↑ 0.2% MoM	↓ 35% MoM



Realtors Property Resource®, LLC

Source: Public Records

Neighborhood: Housing Stats and Charts

	Maricopa County	Arizona	USA
Median Estimated Home Value	$483K	$450K	$370K
Estimated Home Value 12-Month Change	+1.1%	+0.9%	+2.5%
Median List Price	$535K	$485K	–
List Price 1-Month Change	+1.9%	+2.1%	–
List Price 12-Month Change	-2.7%	+0.4%	–
Median Home Age	32	32	44
Own	64%	66%	65%
Rent	36%	34%	35%
$ Value of All Buildings for which Permits Were Issued	$8.7B	$13.6B	$365B
% Change in Permits for All Buildings	-12%	-7%	-6%
% Change in $ Value for All Buildings	-7%	-7%	-5%

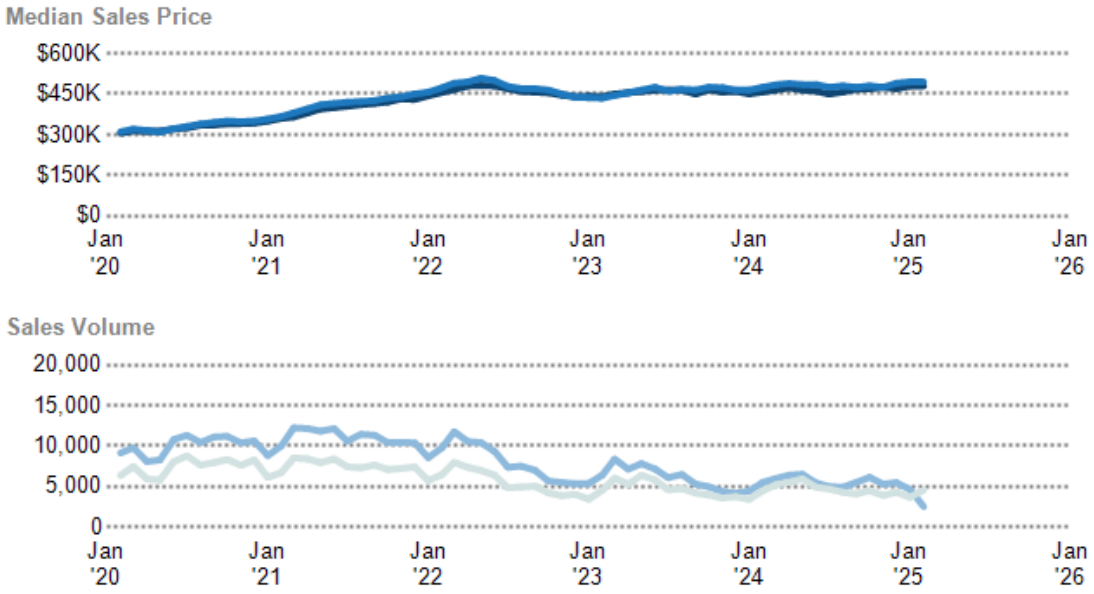
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



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Median Listing Price vs. Listing Volume

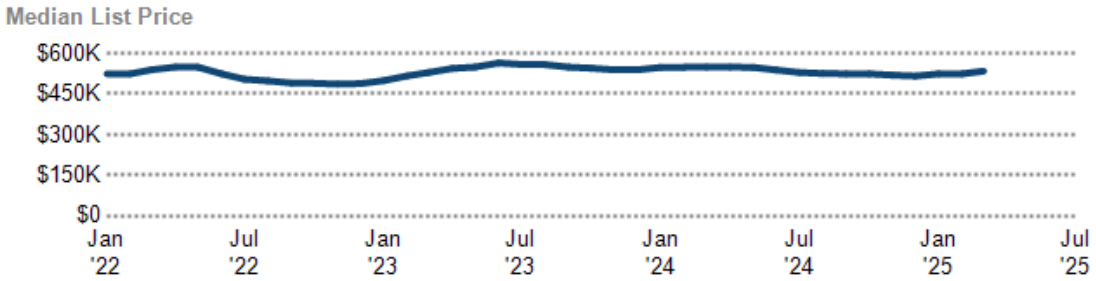
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

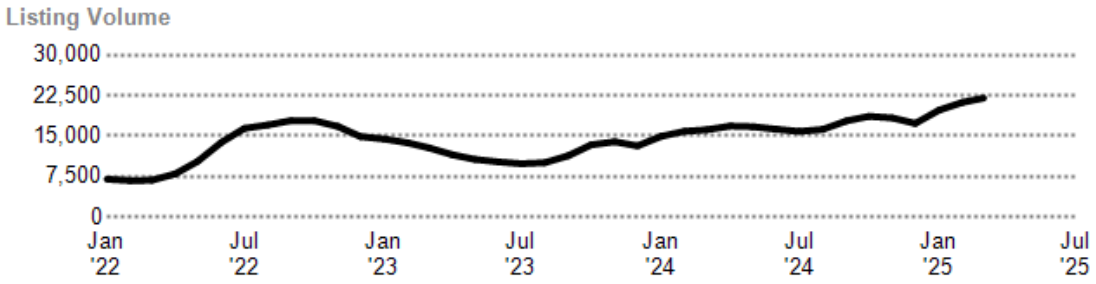
Data Source: Public Record and Listing data

Update Frequency: Monthly

Median List Price

Listing Volume





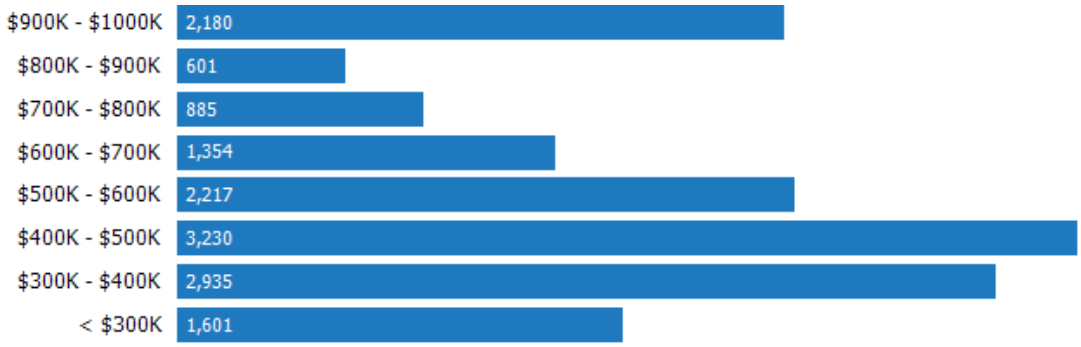
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Price Per Sq Ft

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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Living Area

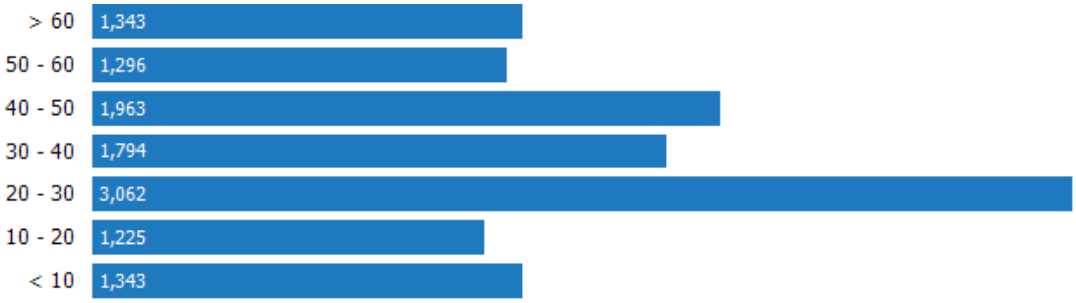
Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Bedroom

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Neighborhood: People Stats and Charts

	Maricopa County	Arizona	USA
Population	4.43M	7.17M	332M
Population Density per Sq Mi	482	63.1	94
Population Change since 2020	+4.4%	+3.9%	+1.8%
Median Age	37	38	39
Male / Female Ratio	50%	50%	50%

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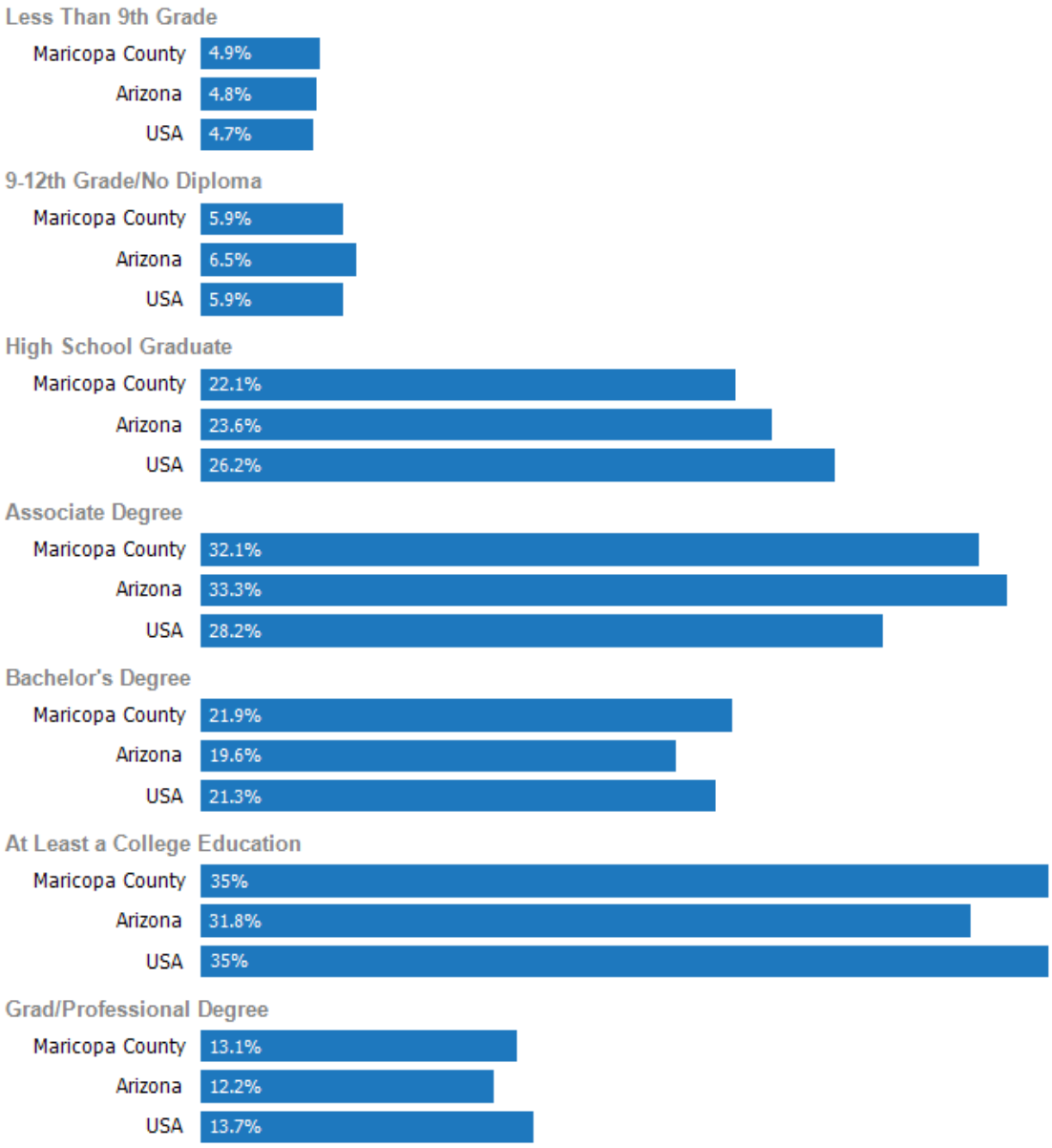
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Maricopa County

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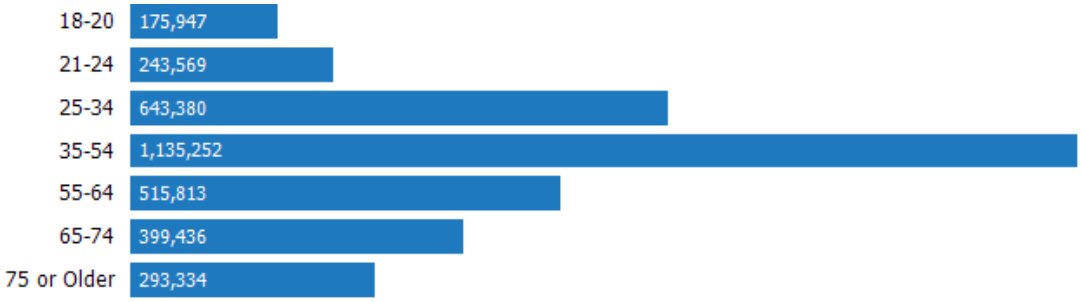
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



Maricopa County

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Maricopa County

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Maricopa County

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Maricopa County

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Neighborhood: Economic Stats and Charts

	Maricopa County	Arizona	USA
Income Per Capita	$41,533	$38,334	$43,289
Median Household Income	$80,675	$72,581	$78,538
Unemployment Rate	3.3%	3.8%	4.3%
Unemployment Number	80.7K	140K	7.16M
Employment Number	2.39M	3.59M	–
Labor Force Number	2.47M	3.73M	168M

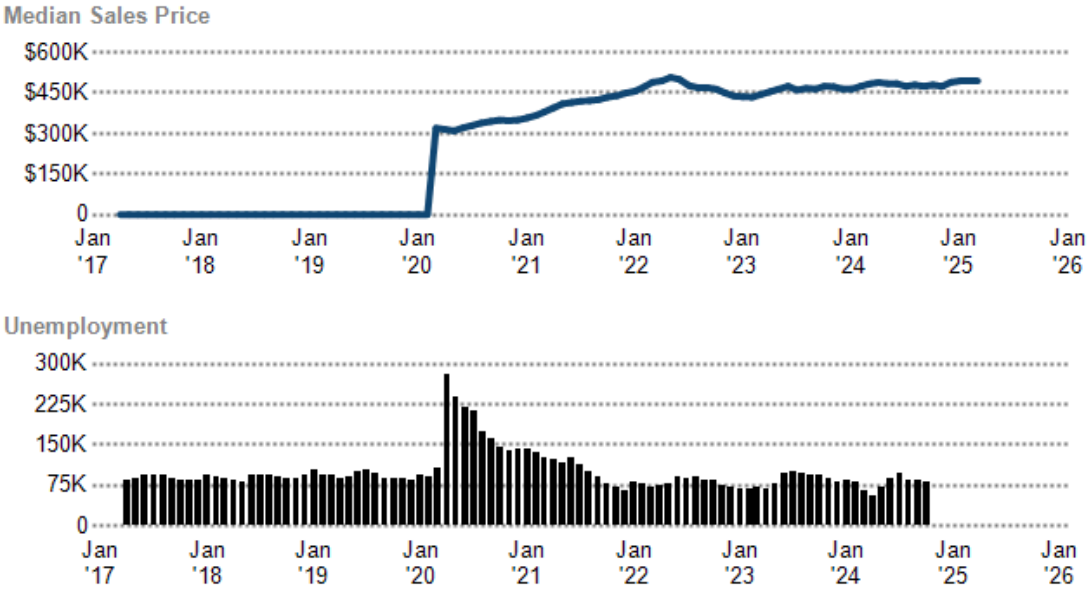
Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics: economy.com

Update Frequency: Monthly

Median Sales Price
Unemployment



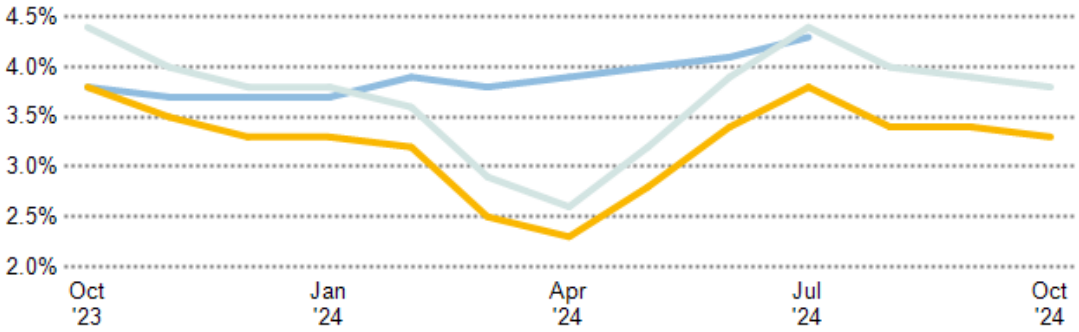
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

Maricopa County
Arizona
USA



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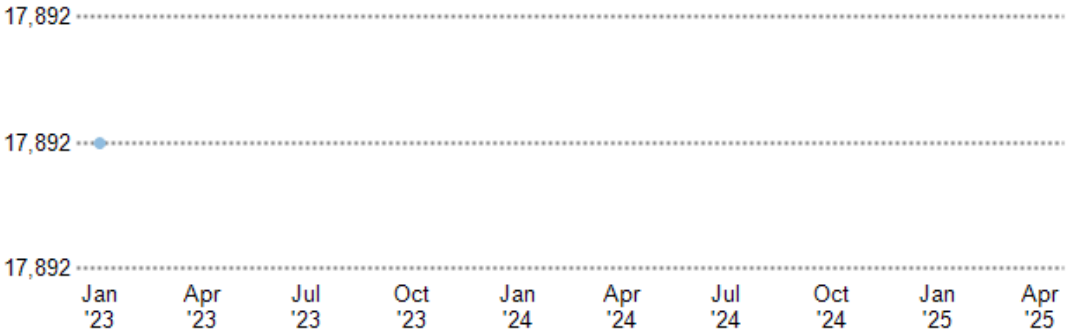
Building Permits

This chart shows the number of building permits in a county each quarter.

Data Source: U.S. Census

Update Frequency: Annually



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Maricopa County	Arizona	USA
Elevation (in feet)	1,634	4,214	–
Annual Rainfall (in inches)	10.08	13.11	–
Annual Snowfall (in inches)	0.76	13.11	–
Days of Full Sun (per year)	180	172	–
Travel Time to Work (in minutes)	26	26	27
Water Quality - Health Violations	0	–	–
Water Quality - Monitoring and Report Violations	11.37	–	–
Superfund Sites	12	22	2,466
Brownfield Sites	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

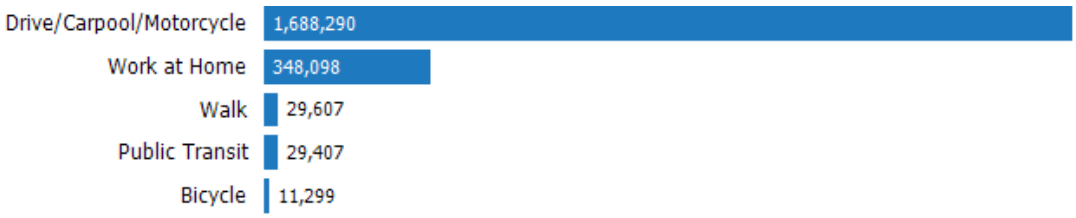
Maricopa County

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Maricopa County

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Maricopa County

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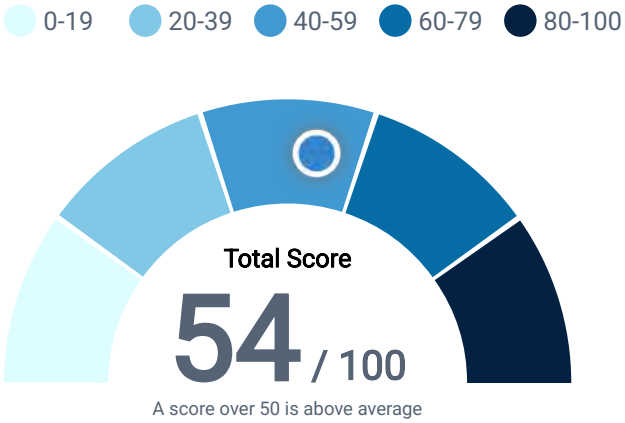
AARP Livability™ Index for 85260

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual



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About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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